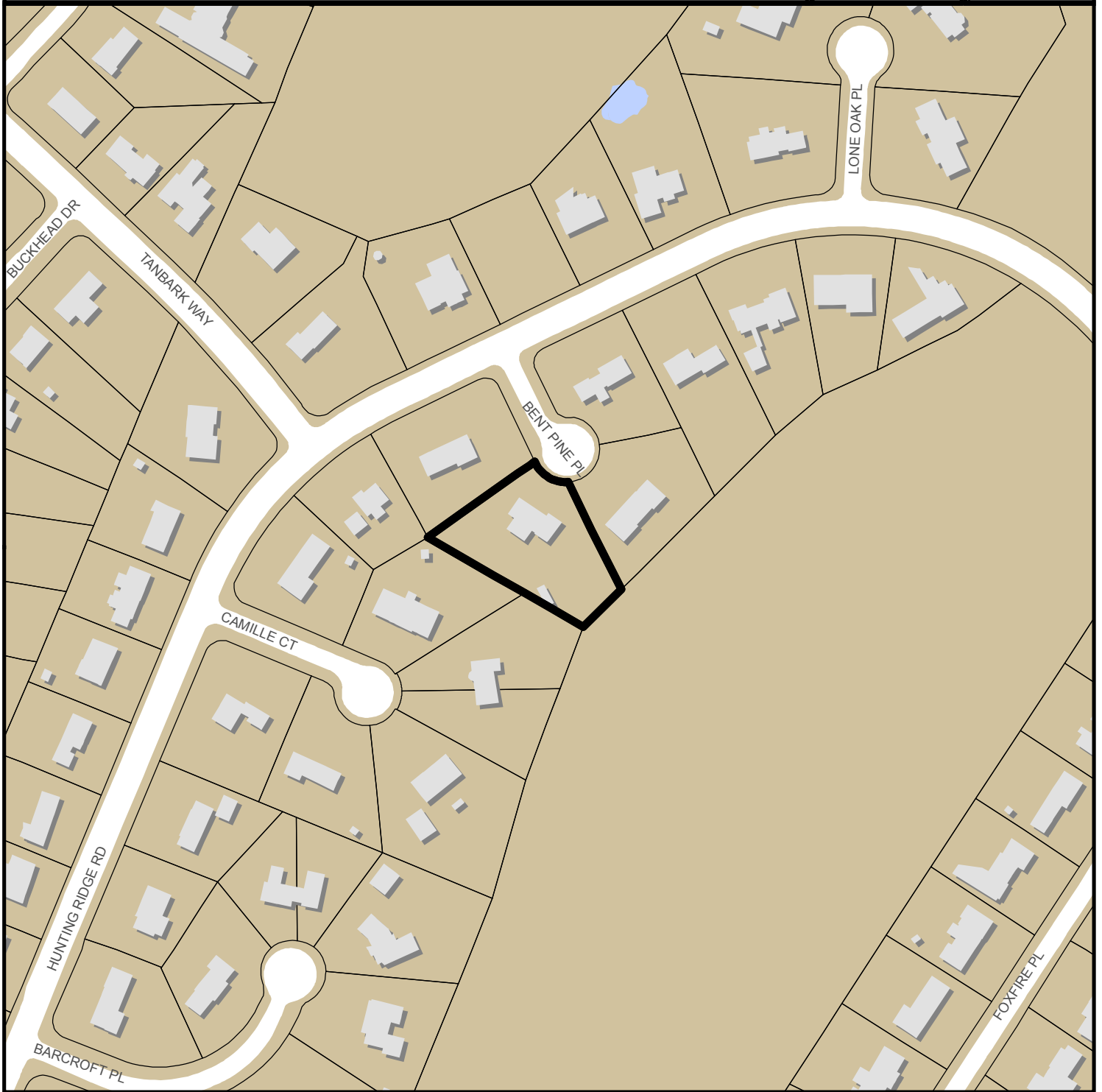


NORTH RIDGE BENT PINE SUBDIVISION S-92-17



0 300 600 Feet

Zoning: **R-4**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **0.79**
Number of Lots: **2**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Raleigh Custom
Homes**
Phone: **(919) 410-5542**



Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | eFax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # <u>540029</u>		Project Coordinator		Team Leader <u>Bowen</u>	
PRELIMINARY APPROVALS					
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision					
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #:					
GENERAL INFORMATION					
Development Name <u>North Ridge Bent Pine Subdivision</u>					
Proposed Use <u>two single family lots</u>					
Property Address(es) <u>6901 Bent Pine Place</u> <u>Raleigh, NC</u>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <u>1717352660</u>	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	
What is your project type?					
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):					
OWNER/DEVELOPER INFORMATION					
Company Name <u>Raleigh Custom Homes Inc.</u>			Owner/Developer Name <u>Tim Thompson</u>		
Address <u>6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615</u>					
Phone <u>919 395-1529</u>		Email <u>tim@raleighcustomhomes.net</u>		Fax <u>919 847-2665</u>	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name <u>Alison A. Pockat, ASLA</u>			Contact Name <u>Alison Pockat</u>		
Address <u>106 Steep Bank Dr., Cary, NC 27518</u>					
Phone <u>919 363-4415</u>		Email <u>aapockat@earthlink.net</u>		Fax	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R-4**

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA (Board of Adjustment) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface **9,366 SF** acres/sf

Flood Hazard Area Yes No

Proposed Impervious Surface **11,000 SF** acres/sf

Neuse River Buffer Yes No

Wetlands Yes No

If in a Flood Hazard Area, provide the following:

Alluvial Soils

Flood Study

FEMA Map Panel #

NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots: Detached

Attached

Total # of Single Family Lots **2**

Total # of All Lots **2**

Overall Unit(s)/Acre Densities Per Zoning Districts **2.61 Units / acre**

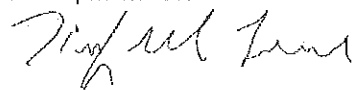
Total # of Open Space and/or Common Area Lots None

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate **Alison A Pockat** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.



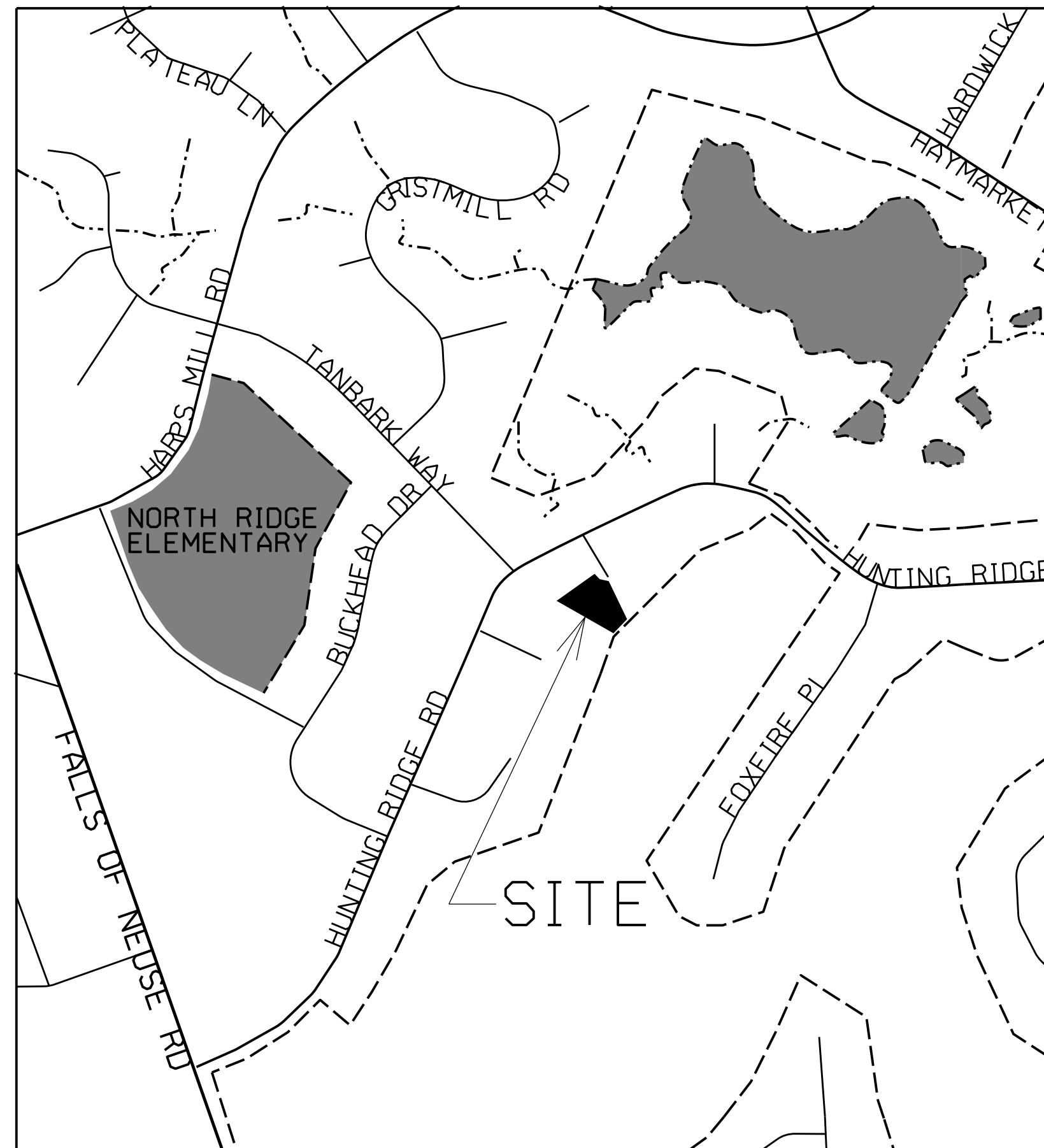
Signature

Owner, Raleigh Custom Homes

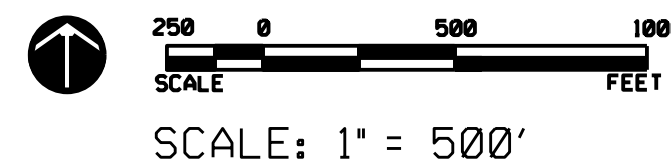
Date Dec. 12, 2017

Signature

Date



VICINITY MAP



NORTH RIDGE BENT PINE SUBDIVISION

6901 BENT PINE PL.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615
OFFICE PHONE - 919 395-1529
CONTACT: TIM THOMPSON

RALEIGH CASE NUMBER: S-92-17
TRANSACTION NUMBER: 540029

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

THIS DEVELOPMENT CREATES TWO SINGLE FAMILY LOTS. THESE LOTS WILL BE PROVIDED WITH CITY SOLID WASTE COLLECTION THROUGH THE USE OF 96 GALLON ROLL-OUT CARTS BROUGHT TO THE CURB. SOLID WASTE COLLECTION WILL BE IN COMPLIANCE WITH PART 7, CHAPTER 2 'SOLID WASTE SERVICES' OF THE RALEIGH CITY CODE AND THE CITY OF RALEIGH 'SOLID WASTE COLLECTION DESIGN MANUAL.'

SITE DATA

ADDRESS: 6901 BENT PINE PLACE., RALEIGH
PIN #: 1717352660 ACREAGE: 0.767 ACRES
ZONING: R-4
DEED BOOK 016770, PAGE 02670
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
CITIZENS ADVISORY COUNCIL - NORTH CAC
WATERSHED: LOWER NEUSE
NEUSE RIVER BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 25,
GRAND POINT NORTH RIDGE, SECTION 1, PART A

TOTAL SURFACE AREA FOR LOT = 33,429 SF, 0.767 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 9,366 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 25 = 28%

PROPOSED USE - TWO RESIDENTIAL LOTS

LOT 1 - 16,106.2 SF - 0.37 AC
LOT 2 - 17,325.5 SF - 0.40 AC
AREA TO BE DEDICATED TO RIGHT OF WAY - 0 SF
THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 38%
LOT 1 - MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA - 6,120 SF
LOT 2 - MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA - 6,583 SF
TOTAL PROPOSED IMPERVIOUS SURFACE AREA = 11,000 SF

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

Preliminary Subdivision Plan Application



DEVELOPMENT
SERVICES
DEPARTMENT

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Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only:	Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS			
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision			
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District			
If your project has been through the Due Diligence process, provide the transaction #:			
GENERAL INFORMATION			
Development Name: North Ridge Bent Pine Subdivision			
Proposed Use: two single family lots			
Property Address(es): 6901 Bent Pine Place Raleigh, NC			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed 1717352660	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
What is your project type?			
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name: Raleigh Custom Homes Inc.		Owner/Developer Name: Tim Thompson	
Address: 6736 Falls of Neuse Rd., Suite 300, Raleigh, NC 27615			
Phone: 919 395-1529	Email: tim@raleighcustomhomes.net	Fax: 919 847-2665	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name: Alison A. Pockat, ASLA		Contact Name: Alison Pockat	
Address: 106 Steep Bank Dr., Cary, NC 27518			
Phone: 919 363-4415	Email: aapockat@earthlink.net	Fax:	

PAGE 1 OF 3

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REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) R-4			
If more than one district, provide the acreage of each:			
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Inside City Limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
CUD (Conditional Use District) Case # Z-			
COA (Certificate of Appropriateness) Case #			
BOA (Board of Adjustment) Case # A-			
STORMWATER INFORMATION			
Existing Impervious Surface 9,366 SF acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Proposed Impervious Surface 11,000 SF acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:			
Alluvial Soils	Flood Study	FEMA Map Panel #	
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots: Detached	Attached		
Total # of Single Family Lots: 2	Total # of All Lots: 2		
Overall Unit(s)/Acre Densities Per Zoning Districts: 2.61 Units / acre			
Total # of Open Space and/or Common Area Lots: None			
SIGNATURE BLOCK (Applicable to all developments)			
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.			
I hereby designate Alison A Pockat to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.			
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.			
Signature:		Owner, Raleigh Custom Homes	
Date: Dec. 12, 2017		Date: Dec. 12, 2017	
Signature:		Date:	

PAGE 2 OF 3

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REVISION 03.11.16

THE ABOVE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE CONTRACT IS THE SUBDIVISION PLAN AND THE CITY OF RALEIGH'S RESOLUTIONS. THE CITY OF RALEIGH IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF RALEIGH IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF RALEIGH IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

NORTH RIDGE BENT PINE SUBDIVISION
6901 BENT PINE PL., RALEIGH, NC
RALEIGH CUSTOM HOMES
6736 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

REV. NO.	DATE	REVISIONS
1	2.9.18	RALEIGH REVIEW COMMENTS

SCALE: NTS
DATE: OCT. 30, 2017
SHEET NO.:
COVER SHEET
CO-1
SEQUENCE NO. 1 OF 4

SITE DATA:

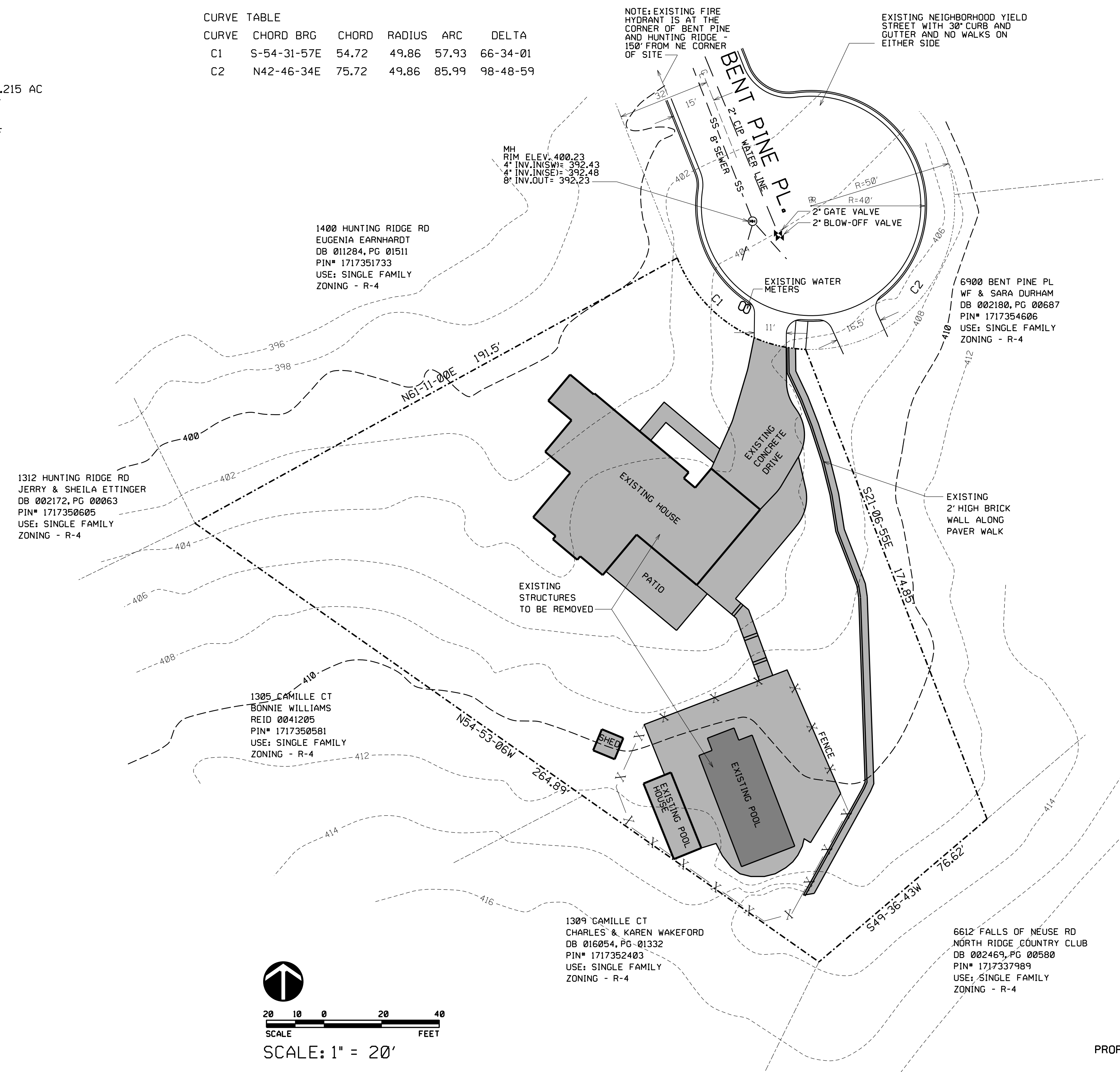
PIN NUMBER - 1717352660
 ADDRESS: 6901 BENT PINE PL., RALEIGH
 TOTAL ACREAGE - 33,429 SF - 0.767
 EXISTING IMPERVIOUS AREA - 9,366 SF - 0.215 AC
 HOUSE / SHED / POOL HOUSE - 3,153 SF
 DRIVE - 1,094 SF, POOL - 864 SF
 WALKS / PATIO / POOL DECK - 4,255 SF

ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 NORTH CAC

CURVE TABLE

CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S-54-31-57E	54.72	49.86	57.93	66-34-01
C2	N42-46-34E	75.72	49.86	85.99	98-48-59

NOTE: EXISTING FIRE HYDRANT IS AT THE CORNER OF BENT PINE AND HUNTING RIDGE 150' FROM NE CORNER OF SITE
 EXISTING NEIGHBORHOOD YIELD STREET WITH 30" CURB AND GUTTER AND NO WALKS ON EITHER SIDE



1312 HUNTING RIDGE RD
 JERRY & SHEILA ETTINGER
 DB 002172, PG 00063
 PIN# 1717350605
 USE: SINGLE FAMILY
 ZONING - R-4

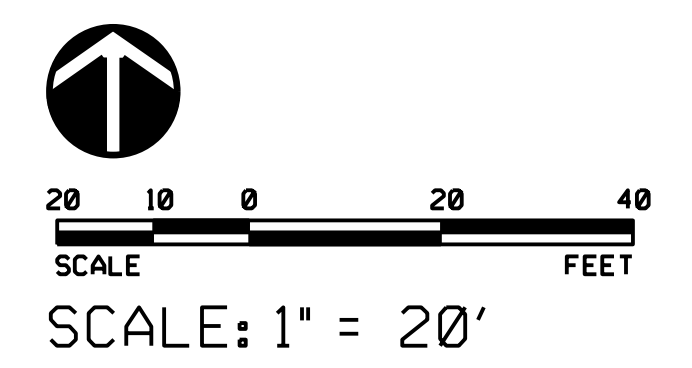
1400 HUNTING RIDGE RD
 EUGENIA EARNHARDT
 DB 011284, PG 01511
 PIN# 1717351733
 USE: SINGLE FAMILY
 ZONING - R-4

1305 CAMILLE CT
 BONNIE WILLIAMS
 REID 0041205
 PIN# 1717350581
 USE: SINGLE FAMILY
 ZONING - R-4

1309 CAMILLE CT
 CHARLES & KAREN WAKEFORD
 DB 016054, PG 01332
 PIN# 1717352403
 USE: SINGLE FAMILY
 ZONING - R-4

6612 FALLS OF NEUSE RD
 NORTH RIDGE COUNTRY CLUB
 DB 002469, PG 00500
 PIN# 1717337989
 USE: SINGLE FAMILY
 ZONING - R-4

- LEGEND:**
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - MAN HOLE
 - EXISTING RIGHT OF WAY



UTILITY NOTE:

AN EXISTING CLEAN-OUT COULD NOT BE LOCATED ON THE SITE. DURING DEVELOPMENT OF THE SITE, THE EXISTING CLEANOUT IS TO BE FIELD LOCATED AND ABANDONED AS PER CORPUD STANDARDS. PLEASE SEE THE DETAILS SHEET 'NOTES FOR ABANDONING EXISTING SERVICES'.
 EXISTING SANITARY SERVICES SHALL BE ABANDONED AT TAP (MAIN) AND REMOVED FROM RIGHT OF WAY OR EASEMENT - SEE PU HANDBOOK PG 67 & PG 125.

PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY TERRESTRIAL SURVEYING PC 3813 WOODDOWL DR., RALEIGH, NC 27613, PHONE NUMBER: 919 219-4278, ENTITLED 'EXEMPT SUBDIVISION PREPARED FOR RALEIGH CUSTOM HOMES' AND DATED 8-18-17. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN NC PE 027840 ON DEC. 6, 2017.

RWK PA
 Registered Professional Engineer
 101 S. Main St., Suite 202
 Cary, NC 27508
 Phone: (919) 779-4054
 Fax: (919) 779-4056

ALISON A. POKKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

NORTH RIDGE BENT PINE SUBDIVISION
 6901 BENT PINE PLACE, RALEIGH, NC
 RALEIGH CUSTOM HOMES
 6736 FALLS OF NEUSE RD., SUITE 300
 RALEIGH, NC 27615

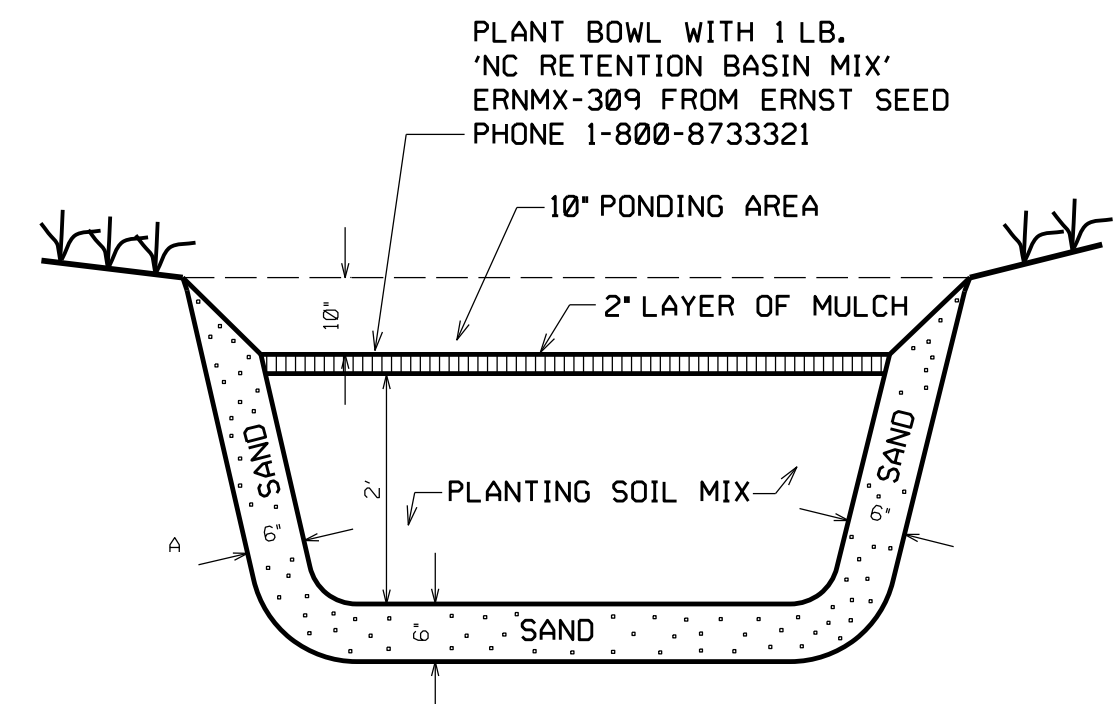
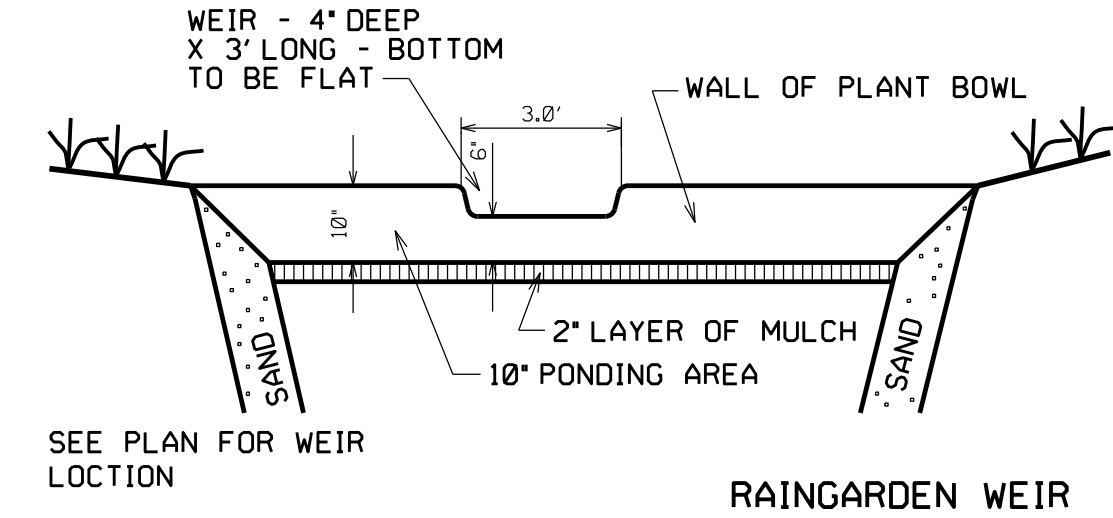
1	2.5.18	RALEIGH REVIEW COMMENTS
REVISIONS		
SCALE: 1"=20'		
DATE: NOV. 30, 2017		
SHEET NO.: EC-1		
EXISTING CONDITIONS		
SEQUENCE NO. 2 OF 4		

SITE DATA:

PIN NUMBER - 1717352660
 ADDRESS: 6901 BENT PINE PL., RALEIGH
 TOTAL ACREAGE - 33,429 SF - 0.767 AC
 AREA OF RIGHT OF WAY DEDICATION - 0
 LOT 1 - 16,106.2 SF - 0.37 AC
 LOT 2 - 17,325.5 SF - 0.40 AC
 PROPOSED UNITS / ACRE DENSITY = 2.61
 EXISTING IMPERVIOUS AREA - 9,366 SF - 0.215 AC
 HOUSE, SHED, POOL HOUSE - 3,153 SF
 DRIVE - 1,094 SF, POOL - 864
 WALKS, PATIO, POOL DECK - 4,255 SF
 THESE STRUCTURES ARE TO BE DEMOLISHED
 PRIOR TO SUBDIVISION OF LOT
 ZONING - R-4
 CITIZENS ADVISORY COUNCIL -
 NORTH CAC

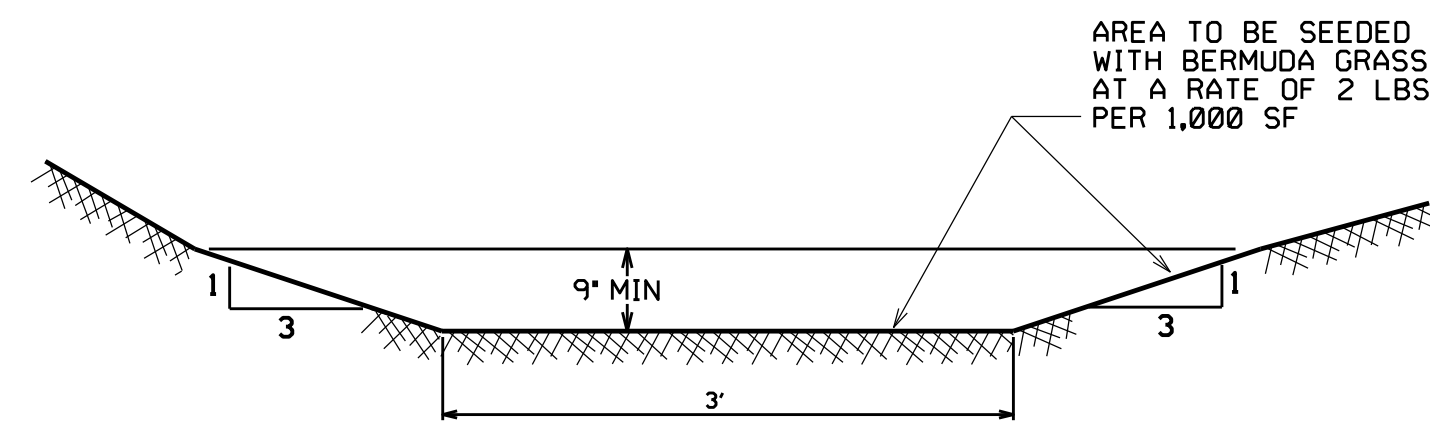
CURVE TABLE

CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S-54-31-57E	54.72	49.86	57.93	66-34-01
C2	N42-46-34E	75.72	49.86	85.99	98-48-59



NOTE:
 1. PLANTING SOIL IS TO BE A SANDY LOAM WITH A MINIMUM CLAY CONTENT OF 25%. SOIL PH TO BE 5.5 - 6.5.
 2. PROVIDE A 3' WIDE WEIR AT LOWER END OF GARDEN AS INDICATED ON PLAN. WEIR BOTTOM TO BE FLAT AND 6" ABOVE THE SURFACE OF THE PLANTING SOIL MIX LEVEL.
 3. MOW SEED MIX PONDING AREA ANNUALLY IN LATE FALL.

**RAINGARDEN
 NTS**

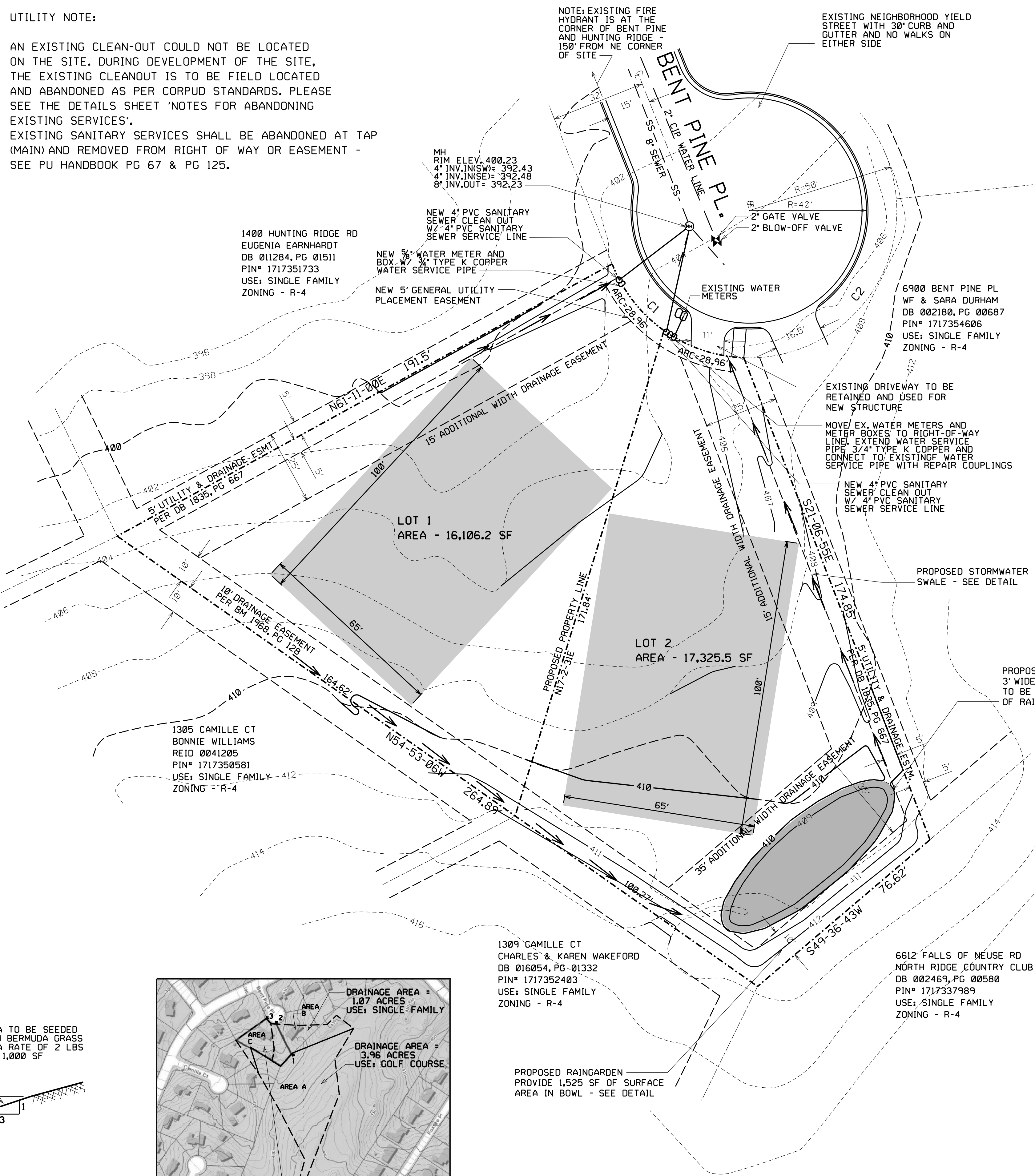


NOTE:
 AT LEAST ONCE ANNUALLY, REMOVE EXCESS SEDIMENT, ESPECIALLY FROM THE UPSTREAM EDGE, TO MAINTAIN THE ORIGINAL CONTOURS AND GRADING.

**STORM WATER SWALE
 NTS**

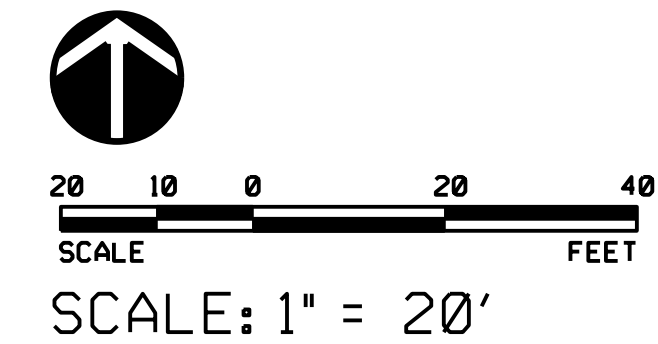
UTILITY NOTE:

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 EXISTING SANITARY SERVICES SHALL BE ABANDONED AT TAP (MAIN) AND REMOVED FROM RIGHT OF WAY OR EASEMENT - SEE PU HANDBOOK PG 67 & PG 125.



SITE NOTES:

- PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.0 OF PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
- UNDER SECTION 9.4.6 OF THE UDO, IF THE AREA OF DISTURBANCE EXCEEDS 12,000 SF A MASS GRADING PERMIT WILL BE REQUIRED.
- THE SITE IS 0.767 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSE, WALKS, POOL AND DRIVEWAY STRUCTURES WILL BE REMOVED PRIOR TO ANY SUBDIVISION OF LAND. THE DEMO BUILDING PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
- THE IMPERVIOUS SURFACE AREA LIMITATIONS SHALL BE INDICATED ON THE RECORDED PLAT FOR EACH LOT.
- NO RIGHT OF WAY DEDICATION OR SIDEWALK FEE-IN-LIEU OR CONSTRUCTION IS REQUIRED BY THE CITY.



LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY
- PROPOSED GRADING

PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY TERRESTRIAL SURVEYING PC 3813 WOODOWL DR., RALEIGH, NC 27613, PHONE NUMBER: 919 219-4278, ENTITLED 'EXEMPT SUBDIVISION PREPARED FOR RALEIGH CUSTOM HOMES' AND DATED 8-18-17. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
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RWK PA
 ARCHITECTURE & PLANNING
 101 W. Main St., Suite 202
 Cary, NC 27539
 Phone (919) 779-4084
 Fax (919) 779-4086



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

NORTH RIDGE BENT PINE SUBDIVISION
 6901 BENT PINE PLACE, RALEIGH, NC
RALEIGH CUSTOM HOMES
 6736 FALLS OF NEUSE RD., SUITE 300
 RALEIGH, NC 27615

NO.	DATE	REVISIONS
1	2.9.18	RALEIGH REVIEW COMMENTS
2	3.26.18	RALEIGH REVIEW COMMENT
3	5.9.18	STORMWATER COMMENT
4	6.6.18	STORMWATER COMMENT
5	9.3.18	STORMWATER COMMENT

SCALE: 1"=20'
DATE: NOV. 30, 2017
SHEET NO. 1
SUBDIVISION PLAN
SP-1